

Chapter 19.08 F-1 FORESTRY ZONE

19.08.010 Purpose of provisions.

19.08.020 Permitted uses.

19.08.030 Conditional uses.

19.08.040 Lot area.

19.08.050 Lot width.

19.08.060 Front yard.

19.08.070 Side yard.

19.08.080 Rear yard.

19.08.090 Building height.

19.08.010 Purpose of provisions.

The purpose of the F-1 zone is to permit limited residential development as well as utilization and preservation of the natural environment and resources of the canyon areas in Salt Lake County. (Prior code § 22-9-1)

19.08.020 Permitted uses.

Permitted uses in the F-1 zone include:

- Accessory buildings and uses customarily incidental to the below;
 - Home business, subject to Chapter 19.85;
 - Home day care/preschool, subject to Section 19.04.293;
 - Residential facility for persons with a disability, provided that each such facility shall not be located within one-half mile of a similarly-licensed residential facility for persons with a disability;
 - Single-family dwelling.
- (Ord. 1535 § 4 (part), 2004; Ord. 1452 § 3, 1999; Ord. 1179 § 5 (part), 1992; § 1(part) of Ord. passed 2/1/84; prior code § 22-9-2)

19.08.030 Conditional uses.

Conditional uses in the F-1 zone include:

- Agriculture; the keeping of animals and fowl for family food production; grazing and pasturing of animals;
- Airport;
- Cemetery, mortuary, etc.;
- Day care/preschool center (subject to Section 19.76.260);
- Dude ranch;
- Farm devoted to raising (including slaughtering, dressing and marketing as incident to raising) beaver and nutria;
- Forest industry; production of forest products;
- Golf course;
- Home day care/preschool, subject to Section 19.04.293;
- Hydroelectric dam;
- Pigeons, subject to health department regulations;
- Planned unit development;
- Private park and recreational grounds; private recreational camp or resort;
- Public and quasi-public use;

- Radio and/or television tower;
 - Residential facility for elderly persons;
 - Temporary buildings for uses incidental to construction work, which buildings must be removed upon completion or abandonment of the construction work. If such buildings are not removed within ninety days upon completion of construction and thirty days after notice, the building will be removed by the county at the expense of the owner;
 - Underground record storage vaults;
 - Water pumping plant and reservoir.
- (Ord. 1473 (part), 2001; Ord. 1200 § 4 (part), 1992; (Part) of Ord. passed 12/15/82; prior code § 22-9-3)

19.08.040 Lot area.

The minimum area for any dwelling in the F-1 zone shall be not less than twenty thousand square feet. The minimum lot area for any conditional use shall be determined by the planning commission. In no case shall the minimum area for a conditional use be less than one acre. (Prior code § 22-9-4)

19.08.050 Lot width.

The minimum width for any dwelling lot in the F-1 zone shall be seventy-five feet. (Prior Code § 22-9-5)

19.08.060 Front yard.

In the F-1 zone, the minimum depth of the front yard for main buildings and for private garages which have a minimum side yard of eight feet shall be fifteen feet for lots facing on a state highway and five feet for lots facing on a county road. All accessory buildings other than private garages which have a minimum side yard shall be located at least six feet in the rear of the main building. (Prior code § 22-9-7)

19.08.070 Side yard.

In the F-1 zone, the minimum side yard for any dwelling shall be eight feet, and the total width of the two required side yards shall be not less than eighteen feet. Other main buildings shall have a minimum side yard of twenty feet, and the total width of the two side yards shall be not less than forty feet. The minimum side yard for a private garage shall be eight feet, except that private garages and other accessory buildings located in the rear and at least six feet away from the main building may have a minimum side yard of one foot, provided that no private garage or other accessory building shall be located closer than ten feet to a dwelling on an adjacent lot. On corner lots, the side yard which faces on a street for both main and accessory buildings shall be not less than fifteen feet on state highways or eight feet on other streets. (Prior code § 22-9-6)

19.08.080 Rear yard.

In the F-1 zone, the minimum rear yard for a main building shall be twenty-five feet, and for accessory buildings one foot, provided that on corner lots which rear upon the side yard of another lot, accessory buildings shall be located not closer than eight feet to such side yard. (Prior code § 22-9-8)

19.08.090 Building height.

A. Except as otherwise specifically provided in this title, no building or structure shall exceed the following height:

1. Thirty feet on property where the slope of the original ground surface exceeds fifteen percent or the property is located in the hillside protection zone. The slope shall be determined using a line drawn from the highest point of elevation to the lowest point of elevation on the perimeter of a box which

encircles the foundation line of the building or structure. The box shall extend for a distance of fifteen feet or to the property line, whichever is less, around the foundation line of the building or structure. The elevation shall be determined using a certified topographic survey with a maximum contour interval of two feet;

2. Thirty-five feet on other properties;

B. No dwelling structure shall contain less than one story. (Ord. 1237 § 3, 1993)